

ZB# 87-65

**Leshelmar Little Britain
Corp. (Lester Clark)**

3-1-33.1

Prelim.

Oct. 26, 1987.

2nd Prelim.

12/14/87. cancelled.

1/1/88. / 3/14/88.

NO Show

Request

Amended

Notice of Denial

OC PD notified

on 4/5/88 ✓

Public Hearing on 4/25/88.

Notice to Sentinel

on 4/4/88. ✓

Sign area

Variance

Granted -

4/25/88.

87-65 -

Leshelmar - (Clark, Lester) -

Sign Variance:

① area
② height

Fee paid

check # 1132
\$ 50.00

OK

NEW WINDSOR ZONING BOARD OF APPEALS

(ZBA DISK#2-050388.FD)

-----X

In the Matter of the Application of

LESHELMAR LITTLE BRITAIN CORP.

DECISION GRANTING

#88-19.

SIGN VARIANCE

-----X

WHEREAS, LESHELMAR LITTLE BRITAIN CORP., a domestic corporation with an office at 614 Little Britain Road, New Windsor, New York, 12550, by its President, Lester Clark, has made application before the Zoning Board of Appeals for a sign variance for the purpose of erecting a directory sign on the front portion of property known as Stewart Mall in an NC zone; and

WHEREAS, a public hearing was held on the 25th day of April, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Robert Hankin, officer of said corporation, appeared in behalf of said corporation; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings of fact in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant has a mall located in an area that is zoned for commercial business containing approximately 10 stores;

3. The evidence shows that applicant is applying for permission to replace a directory sign which is presently located on the front portion of the parking lot.

WHEREAS, the Zoning Board of Appeals makes the following findings of law in this matter:

1. The evidence shows that the applicant will encounter practical difficulty if the sign area variance requested is not granted due to the fact that this is a well-travelled highway and a directory sign for identification of all stores is required so that motorists will be apprised of the services available at said mall.

2. The proposed variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a sign area variance of 84 ft. and a sign height variance of 3 ft. in accordance with plans presented at the public hearing and on file in Building Inspector's Office.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: May 09, 1988.

Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

88-19

Date: 03/21/88

I. Applicant Information: LESHELMAR LITTLE BRITAIN CORP.,

- (a) 614 Little Britain Rd., New Windsor, N. Y. x
(Name, address and phone of Applicant) (Owner)
- (b) -
(Name, address and phone of purchaser or lessee)
- (c) -
(Name, address and phone of attorney)
- (d) -
(Name, address and phone of broker)

II. Application type:

- | | |
|--|---|
| <input type="checkbox"/> Use Variance | <input checked="" type="checkbox"/> Sign Variance |
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Interpretation |

III. Property Information:

- (a) NC 614 Little Britain Rd., 3-1-33.1 116 x 120
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? AP - Airport Uses
- (c) Is a pending sale or lease subject to ZBA approval of this application? n/a
- (d) When was property purchased by present owner? 01/05/87
- (e) Has property been subdivided previously? n/a When? -
- (f) Has property been subject of variance or special permit previously? no When? -
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? no
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: n/a

IV. Use Variance: n/a

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____
- _____

- n/a
- (b) The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance: n/a

- (a) Area variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. /	/	/
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

VI. Sign Variance:

- (a) Variance requested from New Windsor Zoning Local Law, Section 48-18, Table of - Regs., Col. -.

Supplementary Sign Regulations:		Proposed or Available	Variance Request
	Requirements		
Height -	Sign 1 30 s.f.	114 s.f.	84 s.f.
	Sign 2 18 ft.	15 ft.	3 ft. Height variance
	Sign 3		
	Sign 4		
	Sign 5		
Total		30 sq.ft. 114 sq.ft.	84 sq.ft.

- (b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

Requested sign is directory-type, is internally illuminated and a total of 18 ft. in height with lowest panel 6 ft. off ground. Applicant requires a sign of this magnitude in order to identify the stores and services available at Stewart Mall. Since this is a well-travelled thoroughfare, the proposed sign will be necessary for identification.

- (c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

Pre-existing (renovated) billboard sign is 160 s.f. in size. The individual building signs are within the scope of the sign regulations.

VII. Interpretation: n/a

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the proposal before the Board:

VIII. Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

See annexed copy of directory sign which is being proposed by Applicant.

IX. Attachments required:

- x Copy of letter of referral from Bldg./Zoning Inspector.
x Copy of tax map showing adjacent properties.
n/a Copy of contract of sale, lease or franchise agreement.
x Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
x Copy(ies) of sign(s) with dimensions.
x Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
x Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date April, 1988

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

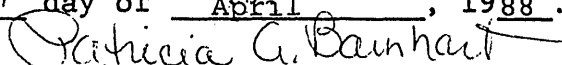
The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.


(Applicant)

LESHELMAR LITTLE BRITAIN CORP.
By: Lester Clark, President

Sworn to before me this

5th day of April, 1988.



XI. ZBA Action:

PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1989.

(a) Public Hearing date _____.

(b) Variance is _____.

Special Permit is _____.

(c) Conditions and safeguards: _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.



Louis Holmbach
County Executive

Rec'd TA/2BA
5/5/88

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT

239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by Town of New Windsor Zoning Board

D P & D Reference No. NWT 16-88 M

County I.D. No. 3 / 1 / 33.1

Applicant Leshelmar Little Britain Corp.

Proposed Action: sign Variance

State, County, Inter-Municipal Basis for 239 Review Within 500 feet of N.Y.S. Rt. 207

County Effects: See below

Related Reviews and Permits

County Action: _____ Local Determination XXXXXX Approved _____ Disapproved _____

Approved subject to the following modifications and/or conditions: Approved upon removal of pre-existing signs

May 4, 1988

Date

☐ Postcard Returned
Date _____

Peter Garrison
Commissioner



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

file

April 26, 1988

~~LESHELMAR LITTLE BRITAIN CORP.~~

~~614 Little Britain Road~~
New Windsor, N. Y. 12550

Attn: Mr. Lester Clark

RE: APPLICATION FOR SIGN VARIANCE
#88-19

Dear Mr. Clark:

This is to confirm that the Zoning Board of Appeals at its April 26, 1988 meeting voted to grant the above application for a sign variance.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

PATRICIA A. BARNHART
Secretary

/pab

Enclosure

cc: Town Planning Board
Michael Babcock, B. I.

PAT

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 88-112

Date 3/20, 1988

To Leshelmar
614 Little Britain Rd
New Windsor, N.Y.

PLEASE TAKE NOTICE that your application dated _____, 19____
for permit to Remove One Sign Replace with Larger Sign
at the premises located at 614 Little Britain Rd

is returned herewith and disapproved on the following grounds:

Sign Size Has to be 3x5 On Both Side - MAKING 30 Sq Ft AND NO Higher
THAN 15 FT. Proposed Size 18 FT x 6' 4" = 114 Sq Ft Need VARIANCE
OF 84 Sq Ft.

John J. Tunneggen
Building Inspector

	Requirements	Proposed or Available	Variance Request
<u>SIGN</u>	<u>30 Sq Ft</u>	<u>114 Sq Ft</u>	<u>84 Sq Ft</u>
<u>71' x 11'</u>	<u>15' x 15'</u>	<u>18' x 6' 4"</u>	<u>18' x 6' 4"</u>

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Date 3/20, 1988

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Than 15 Ft. Proposed Size 18 Ft x 6'4" = 114 Sq Ft Need VARIANCE
OF 84 Sq Ft.

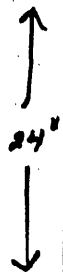
John J. Finnegan
 Building Inspector

SIGN
 Height -

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>305 Sq Ft</u>	<u>114 Sq Ft</u>	<u>84 Sq Ft</u>
Min. Lot Width <u>15 ft.</u>	<u>18 ft.</u>	<u>3 ft.</u>
Reqd. Front Yd.		
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

SIGN 305 Sq Ft
 * Residential Districts only
 ** Non-Residential districts only

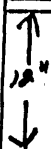
STEWART
MALL



FLORIST

Beauty Salon

VIDEO



CLEANERS

LAUNDROMAT

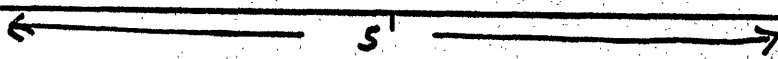
Cosmetics

DRESS STORE

DELI

PHOTOGRAPHER

DECORATORS



12'
OVERALL

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following proposition:

Appeal No. 19

Request of LESHELMAR LITTLE BRITAIN CORP. for a Variance of the regulations of the Zoning Local Law to permit a sign at the Stewart Mall location which exceeds the allowable signage in an NC zone; being a VARIANCE of Section 48-18-Supplementary Sign Regulations;

for property situated as follows:

614 Little Britain Road, New Windsor, N. Y.
known and designated as tax map Section 3-
Block 1 - Lot 33.1.

SAID HEARING will take place on the 25th day of April, 1988 at the New Windsor Town Hall, 555 Union Avenue, New Windsor, N. Y. beginning at 7:30 o'clock p.m.

JAMES NUGENT, Chairman

(13)

11 - returned
2 - unclaimed

ANGELO SAKADELIS X
606 Little Britain Road
New Windsor, N. Y. 12550

NEW WINDSOR POWER EQUIPMENT COMPANY
602 Little Britain Road
New Windsor, N.Y. 12550 X

STEPHEN SAKADELIS
87 South William Street X
Newburgh, N. Y. 12550

VAILS GATE FIRE COMPANY X
P. O. Box 101
Vails Gate, N. Y. 12584

NYS DEPARTMENT OF TRANSPORTATION
Stewart International Airport X
P. O. Box 6100
New Windsor, N. Y. 12550

ANGELO & LORRAINE RIZZO
601 Little Britain Road X
New Windsor, N. Y. 12550

FRED & EDITH PELLECHIA X
603 Little Britain Road
New Windsor, N. Y. 12550

VINCENT & JEAN MINUTA
607 Little Britain Road X
New Windsor, N. Y. 12550

DANIEL & LINDA FRANK
613 Little Britain Road X
New Windsor, N. Y. 12550

JOHN J. RUECKERT
615 Little Britain Road X
New Windsor, N. Y. 12550

ANTHONY MARINO
635 Laurel Road X
New Canaan, CT 06840

HENRY & VALERIE BUCKLEY X
12 O'Dell Street
Newburgh, N. Y. 12550

FRED & MARY ANDERSON
625 Little Britain Road X
New Windsor, N. Y. 12550

NEW WINDSOR ZONING BOARD OF APPEAL
Regular Session
October 26, 1987

(ZBA DISK#3-092687.ZBA)

MEMBERS PRESENT: JACK BABCOCK, CHAIRMAN
JAMES NUGENT, V. CHAIRMAN
RICHARD FENWICK
JOSEPH P. SKOPIN
DANIEL P. KONKOL

MEMBERS ABSENT: JOHN PAGANO
VINCENT BIVONA

ALSO PRESENT: JOSEPH P. RONES, ESQ.
Attorney for ZBA
PATRICIA A. BARNHART,
Secretary

The October 26, 1987 session of the Zoning Board of Appeals was called to order by Chairman Jack Babcock at 7:30 p.m. Roll call was taken by Secretary.

Motion followed by Joseph Skopin, seconded by Daniel P. Konkol, to accept minutes of the September 28, 1987 meeting as written. ROLL CALL: 4-0.

* * *

PRELIMINARY MEETINGS:

1. DELFINO, DENNIS - Request for 13,745 s.f. area and 25 ft. lot width variances for placement of modular home on property located on Moores Hill Road in R-3 zone. Town sewer available. Applicant stated that he has owned the property, consisting of two (2) parcels, for a period of six (6) years. Property was previously subdivided and there is a residence presently existing on one of the lots.

After review, Mr. Rones requested that the applicant bring in a survey and recommendations should be made to the Planning Board for a lot line change.

After discussion, motion was made by Richard Fenwick, seconded by Daniel P. Konkol, to table any further action pending action by the Planning Board. ROLL CALL: 5-0.

* * *

2. LESHELMAR, INC. - Request for sign variance (1) 26 s.f. area and (2) 4 ft. height. New sign will replace old sign located in the front portion of the existing parking lot at 614 Little Britain Road. Lester Clark present.

Mr. Clark stated that the old billboard sign was eliminated and a new "Stewart Mall" billboard sign replaced this. The new sign was much smaller than the original billboard. However, a directory sign is now proposed by applicant which will be double faced and illuminated and will be placed on the front portion of the parking lot. This sign is

proposed to be 7 x 14 ft. in size and 17.6 ft. in height. There are also individual signs on the 10 stores which are 10 in. x 9 in. in size. *less than 10sf.*

After discussion, motion was made by Richard Fenwick, seconded by Daniel P. Konkol, to table any further action in order to enable the ZBA members to view the area and confer with Mr. Clark at a second preliminary meeting before the Board. ROLL CALL: 5-0.

* * *

3. ELLIS, STEPHEN - Request for 8 ft. 5 in. rear yard variance for construction of deck at 90 Guernsey Drive in R-4 zone.

APPLICANT DID NOT SHOW.

* * *

PUBLIC HEARINGS:

1. HORWATH, PHYLLIS - Request for 5 ft. sideyard variance for construction of addition at 15 Birchwood Drive in an R-4 zone.

Applicant presented the following documentation:

1. Applications;
2. Affidavit of publication;
3. List from Assessor containing 70 names and addresses of adjacent property owners;
4. 67 return receipts;
5. Fee in the sum of \$25.00.

There was 1 spectator present for the public hearing. No opposition was voiced.

Public hearing was recorded on Tape #175 on file in Secretary's office.

After the close of the public hearing, motion followed by Joseph Skopin, seconded by James Nugent, to grant application for 5 ft. sideyard variance as requested in the plans submitted to Building Inspector. ROLL CALL: 5-0.

* * *

PUBLIC HEARING:

5. ALESTALO, ERIC - Request for lot area variance of 16,022 s.f. for construction of one-family residential dwelling on Mt. Airy Road in R-4 district.

Applicant was present and presented the following documents for the record:

1. Applications;
2. Affidavit of Publication;

3. List from Assessor's office containing 10 names and addresses from adjacent property owners;
4. 8 return receipts;
5. Check in the sum of \$25.00, application fee.

There were 3 spectators present for the hearing. No opposition was voiced. There were several questions concerning access to the property. Mr. Alestalo stated that access was off a common driveway fronting on Mt. Airy Road.

Public hearing was recorded on Tape #175 on file in Secretary's office.

After the close of the public hearing, motion was made by Richard Fenwick, seconded by James Nugent, to grant request for 16,022 s.f. lot area as applied for by applicant in conjunction with plans submitted to Building Inspector. ROLL CALL: 5-0.

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PUBLIC HEARING:

6. PETRO, JOHN - Request for multi-family in R-4 zone located at 119 Myrtle Avenue. Request from 4 to 5 apartments. Applicant was present and furnished Board with amended application to include an area variance for minimum livable floor area in accordance with Section 48-12 plans and photographs of the apartment complex as it presently exists. An amended Notice of Denial was also furnished by the Building Inspector. Applicant stated that town water and sewer are available for the proposed three-bedroom apartment.

Applicant submitted the following paperwork:

1. Applications;
2. Affidavit of publication;
3. List from Assessor's Office containing 35 names and addresses of adjacent property owners.
4. 32 return receipts (1 unclaimed);
5. Fee in the sum of \$25.00.

There were 7 spectators present at hearing. Speaking in favor: Three. Speaking in opposition: One. One of the spectators (Mr. Fred Zamenick) complained that he resides within 500 ft. but did not receive a certified letter. Secretary stated that a certified letter was mailed to Mr. Zamenick but was returned unclaimed. Mr. Rones suggested that Mr. Zamenick contact the Assessor with a current address since all lists of property owners within 500 ft. which are utilized for notification purposes originates in the Assessor's office.

Public hearing was recorded on Tape #175 on file in Secretary's office.

After the close of the public hearing, motion was made by Daniel P. Konkol, seconded by James Nugent, to grant a use variance to allow five apartments to exist in R-4 zone together with an area variance

for insufficient minimum livable floor area of 200 s.f. in conjunction with plans submitted to Building Inspector. ROLL CALL: 5-0.

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PUBLIC HEARING:

7. ZAMENICK, FRED - Request for 6 ft. 1 in. rear yard variance to construct deck on Blanche Avenue in R-4 zone.

Applicants submitted the following paperwork:

1. Applications;
2. Affidavit of publication;
3. List from Assessor containing 49 names and addresses of adjacent property owners;
4. 45 return receipts;
5. Fee in the sum of \$25.00.

There were no spectators present for the hearing.

Public hearing was recorded on Tape #175 on file in Secretary's office.

After the close of the public hearing, motion was made by Richard Fenwick, seconded by Joseph Skopin, to grant 6 ft. 1 in. rear yard variance for construction of deck as requested by applicant in accordance with plans submitted to Building Inspector. ROLL CALL: 5-0.

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PUBLIC HEARING:

8. DOYLE, STEPHEN - Request for 6 ft. 4 in. sideyard variance to construct garage as accessory building to residential dwelling located on Schiavone Road in R-4 zone. Applicant plans to construct second garage, utilizing original garage as livable floor space.

Applicant was present and submitted the following:

1. Applications;
2. Affidavit of Publication;
3. List from Assessor's office containing 23 names and addresses of adjacent property owners;
5. 18 return receipts (1 unclaimed);
6. Check in the sum of \$25.00, application fee.

There was one spectator present at the hearing. No opposition was voiced.

Public hearing was recorded on Tape #175 on file in Secretary's office.

After the close of the hearing, motion was made by Richard Fenwick, seconded by Joseph Skopin, to grant 6 ft. 4 in. sideyard variance to construct accessory garage structure incidental to

residential dwelling in accordance with plans submitted. ROLL CALL:
5-0.

*

*

*

Hearing no objection, the ZBA received and filed a Decision dated 10/8/87 in the matter of the Application of MILLER, et al v. ZBA. Judge Patsalos requested that the Board furnish a complete record in order for a decision to be rendered. Mr. Rones stated that more data should be furnished by the ZBA and presented at a further hearing (not necessarily public). It was suggested that Chairman Babcock contact the Building Inspector to establish the size of comparable adjacent lots and that Mark Edsall, Engineer for Planning Board be requested to assist in this matter.

If all of the information can be compiled for the November 9, 1987 ZBA meeting, the Miller's will be requested to attend with their attorney for a subsequent hearing on the matter.

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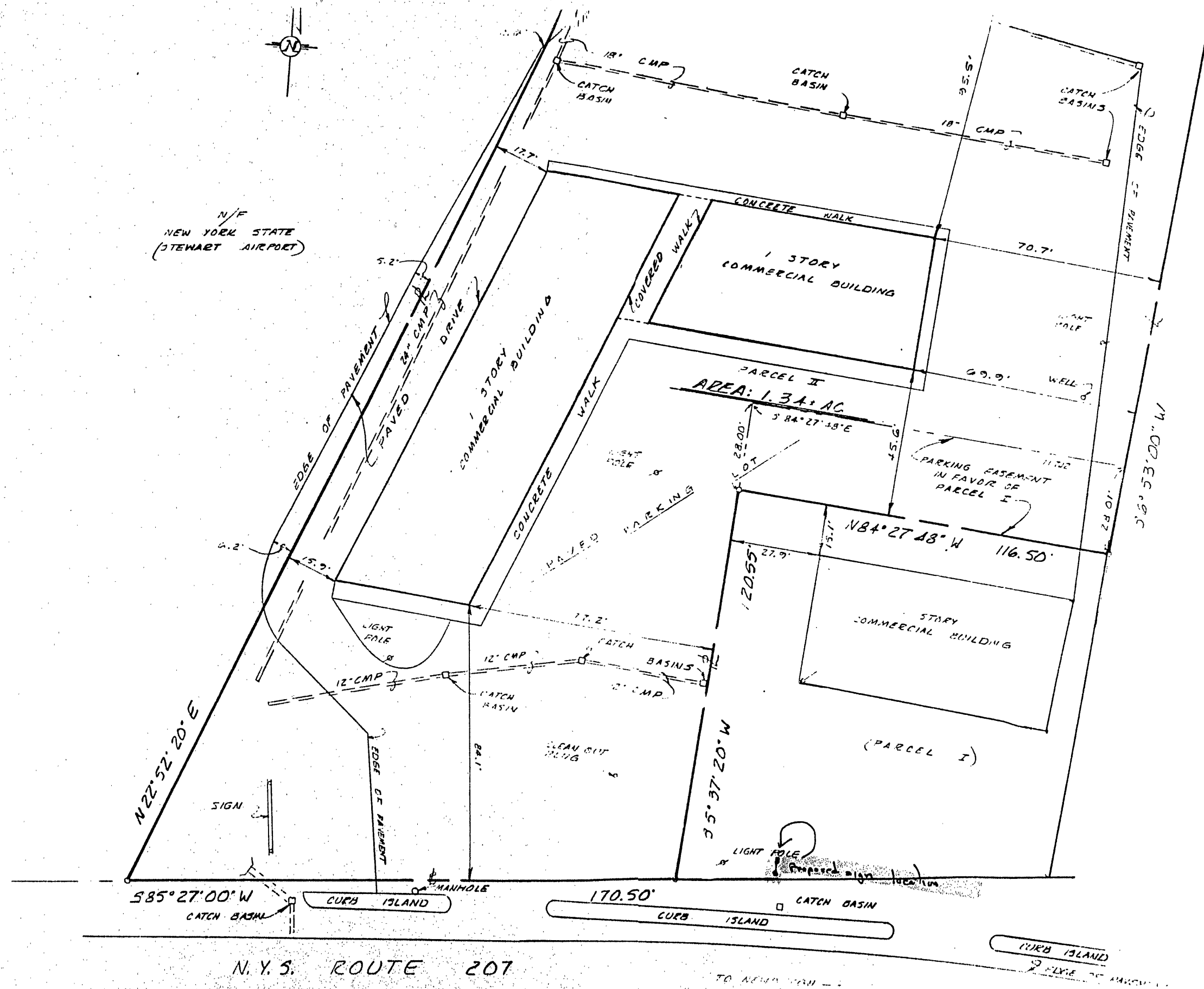
*

Since there was no other business to be conducted by the ZBA, motion was made by James Nugent, seconded by Joseph Skopin, to adjourn. Motion carried, all ayes. Meeting adjourned.

Respectfully submitted,



PATRICIA A. BARNHART, Secretary



Prelim meeting:
Oct. 26, 1987.

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-126

Date 9/28, 1987

To Reshelmar (Hester Clark) 564-5800
614 Little Britain Rd
New Windsor, N.Y.

PLEASE TAKE NOTICE that your application dated 9/28, 1987
for permit to Remove ONE SIGN - Replace With Larger SIGN
at the premises located at 614 Little Britain Rd

is returned herewith and disapproved on the following grounds:

Size of Sign Has to be 3x5 on Both Side MAKING
30 Sq. Ft AND NO Higher THAN 15 Foot High
Want Sign Size 14x7 AND 19 Ft High Need Variance
of 26 Feet Plus 4 Foot ~~height~~ in Height

John Tunney
Building Inspector

Zone: NC.

double faced -

①

② 3ft. height

Requirements
Min. Lot Area

Proposed or
Available

Variance
Request

OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

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Date 9/28, 1987

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Size of SIGN has to be 3x5 on Both Side MAKING
30 Sq Ft AND NO Higher THAN 15 Foot High
WANT SIGN SIZE 14x7 AND 19 Ft High Need VARIANCE
OF 26 Feet Plus 4 Foot ~~height~~ IN HEIGHT

John J. Tunnega
 Building Inspector

Zone: N.C.

double faced -

①
 ② 3ft. height

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd.	<u>1</u>	<u>1</u>
Reqd. Rear Yd.		
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage*	<u>%</u>	<u>%</u>
Floor Area Ratio**		

* Residential Districts only
 ** Non-residential districts only

P. 1 +

Name of Owner of Premises Leshelmar, Inc.
Address .. 614 Little Britain Rd., New Windsor, NY Phone
Name of Architect... Mid. Hudson Nagon
Address... 23 Walnut Street, Newburgh Phone 561-5561
Name of Contractor SAME
Address Phone
State whether applicant is owner, lessee, agent, architect, engineer or builder.....
If applicant is a corporation, signature of duly authorized officer.

.....
(Name and title of corporate officer)

1. On what street is property located? On the..... North..... side of..... Route 207.....
(N. S. E. or W.)
and feet from the intersection of.....
2. Zone or use district in which premises are situated
3. Tax Map description of property: Section..... 3 Block..... 1 Lot..... ~~33~~ 33.1
4. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....
Is this a corner lot? NO
5. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy Existing sign. Intended use and occupancy..... larger sign
6. Nature of work (check which applicable): New Building ☒ Addition..... Alteration..... Repair.....
Removal..... Demolition..... Other.....
7. Dimensions of entire new construction: Front 7'..... Rear 7'..... Depth 12"..... Height 14'..... Stories.....
8. Material of new construction steel frame, plexiglass, telering
9. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms..... Bath..... Toilets.....
Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....
If Garage, number of cars.....
10. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
.....
11. Estimated cost \$4000⁰⁰ Fee \$40⁰⁰
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

Other inspections will be made in most cases, but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is filed on the job indicating approval of one of these inspections, it has not been approved, and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

Address..... Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder.....

If applicant is a corporation, signature of duly authorized officer.....

(Name and title of corporate officer)

1. On what street is property located? On the..... North..... side of..... Route 207.....
(N. S. E. or W.)
and feet from the intersection of.....
2. Zone or use district in which premises are situated
3. Tax Map description of property: Section..... 3..... Block..... 1..... Lot..... ~~33~~ 33.1.....
4. Size of lot: Front..... Rear..... Depth..... Front Yard..... Rear Yard..... Side Yard.....
Is this a corner lot? *No*.....
5. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy *Existing sign*. Intended use and occupancy..... *larger sign*.....
6. Nature of work (check which applicable): New Building ☒ Addition..... Alteration..... Repair.....
Removal..... Demolition..... Other.....
7. Dimensions of entire new construction: Front..... *7'*..... Rear..... *7'*..... Depth..... *12"*..... Height..... *14'*..... Stories.....
8. Material of new construction: *steel frame, plexiglass lettering*
9. If dwelling, number of dwelling units..... Number of dwelling units on each floor.....
Number of bedrooms..... Bath..... Toilets.....
Heating Plant: Gas..... Oil..... Electric...../Hot Air..... Hot Water.....
If Garage, number of cars.....
10. If business, commercial or mixed occupancy, specify nature and extent of each type of use.....
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CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS — 565-8807

- 1—When excavating is complete and footing forms are in place (before pouring).
- 2—Foundation Inspection - check here for waterproofing and footing drains.
- 3—Inspect gravel base under concrete floors, and under slab Plumbing.
- 4—When framing is completed, and before it is covered from inside, and Plumbing rough-in.
- 5—Plumbing final & final. Have on hand Electrical Inspection Data per the Board of Fire Underwriters, and final certified plot plan. Building is to be complete at this time.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
 Approved.....19.....
 Disapproved a/c.....
 Permit No.

Office of Building Inspector
 Patrick T. Kennedy, Building Inspector
 Town Hall, 555 Union Avenue
 New Windsor, N.Y. 12550
 Telephone 565-8807

Refer —
 Planning Board.....
 Highway.....
 Sewer.....
 Water.....
 Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT

Pursuant to New York State Building Code and Town Ordinances

Date, September 24 1987

INSTRUCTIONS

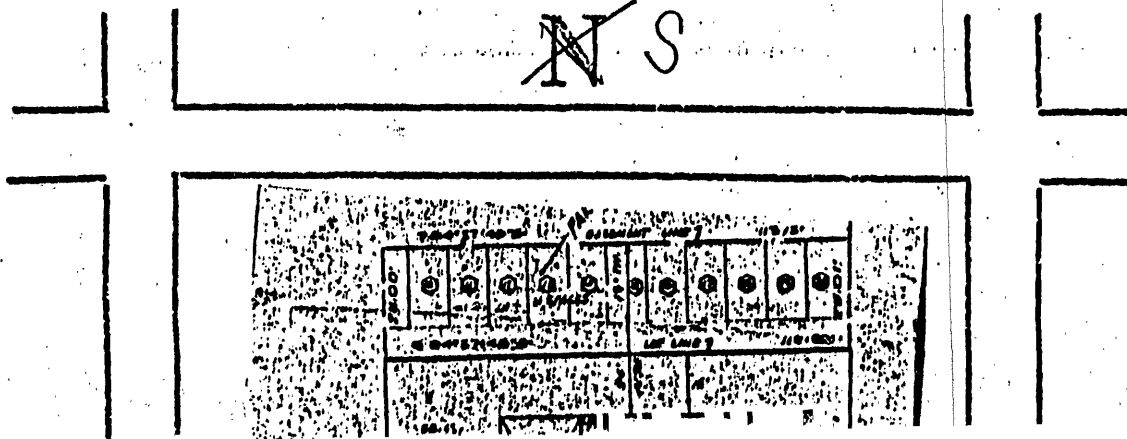
- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

.....
 (Signature of Applicant) 614 Little Britain Road, New Windsor, NY 12550
 (Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
 Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Refer —
 Planning Board.....
 Highway.....
 Sewer.....
 Water.....
 Zoning Board of Appeals

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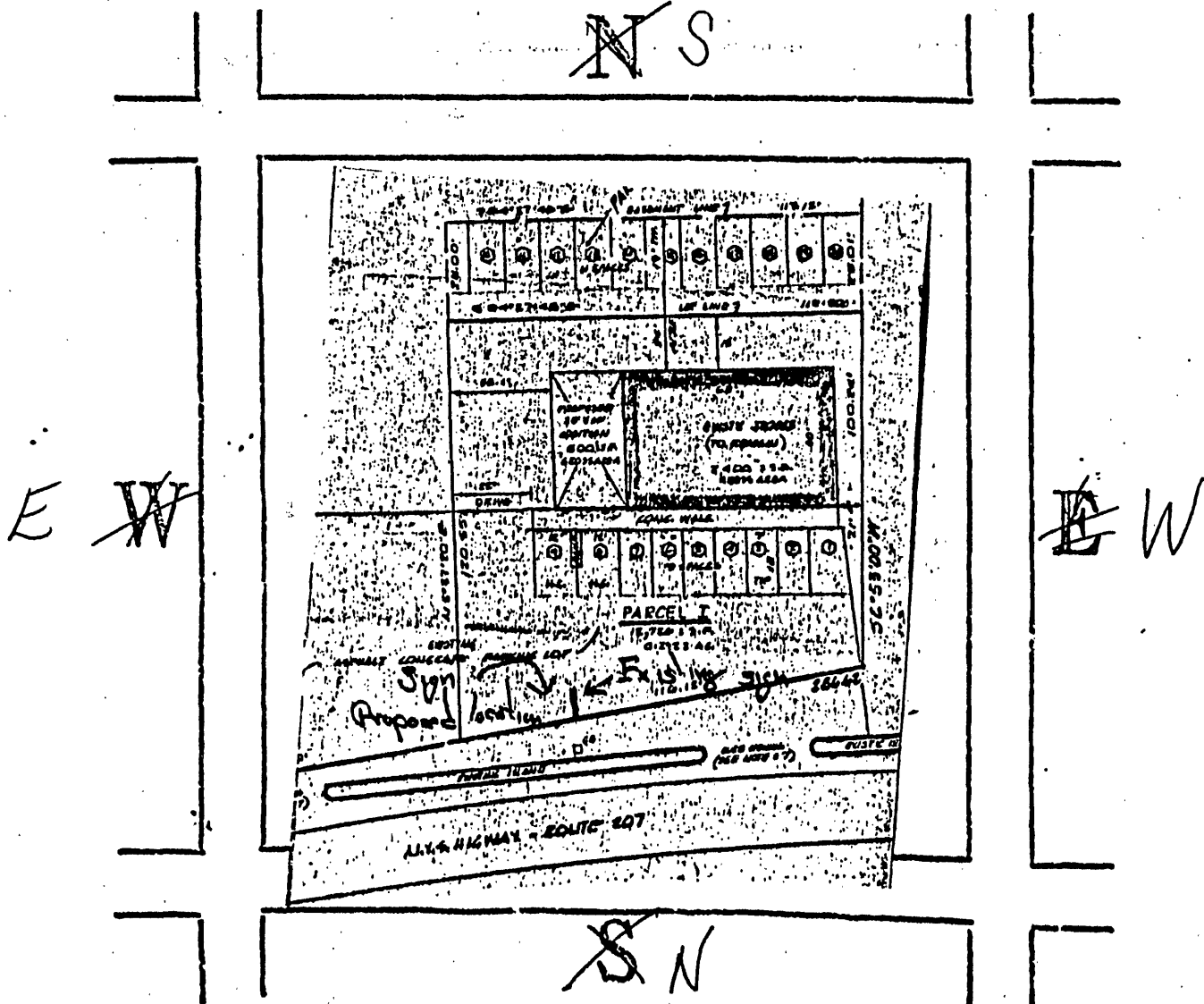
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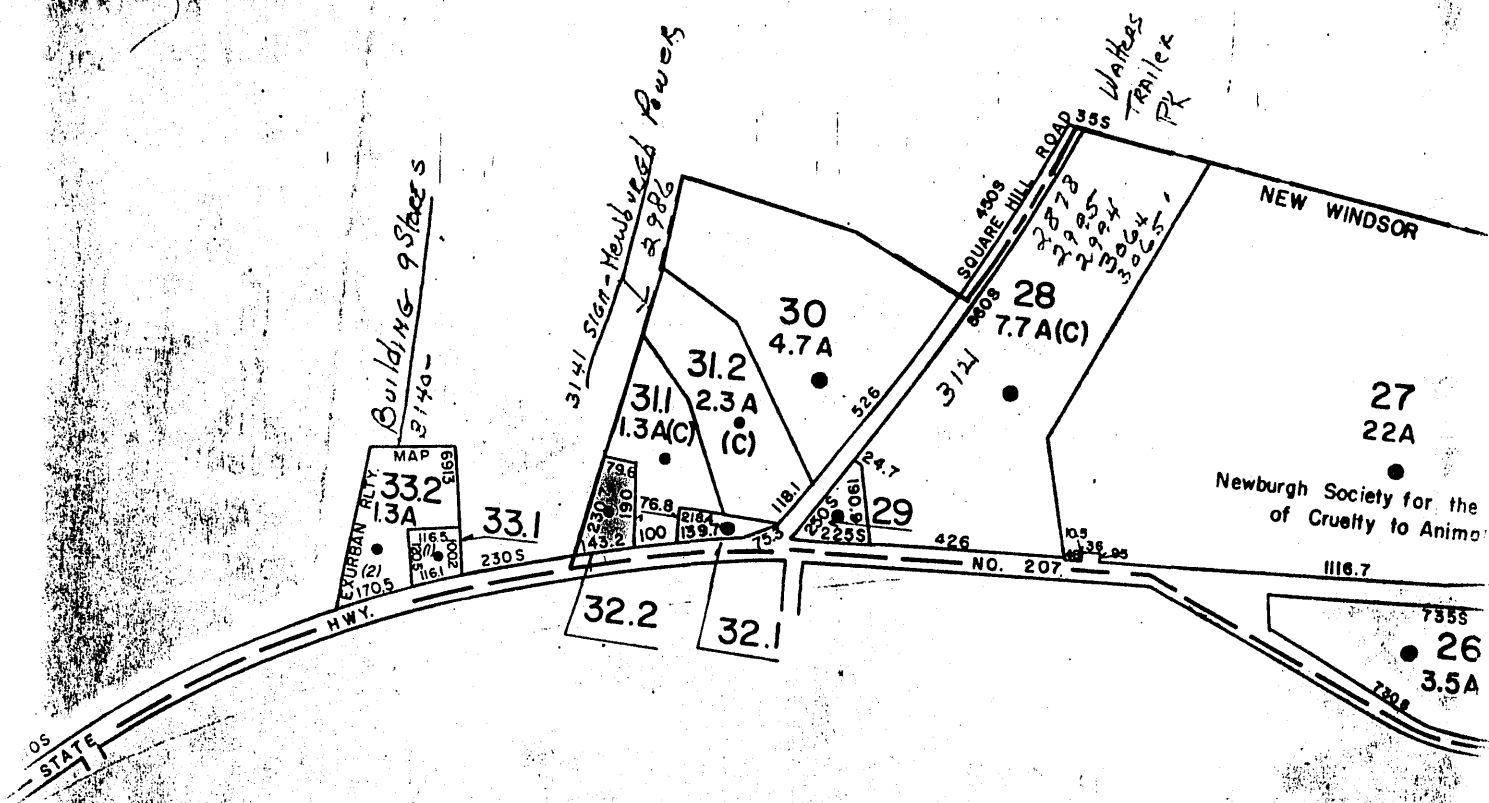
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614 Little Britain Road, New Windsor, NY 12550
 (Address of Applicant)

PLOT PLAN

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SECTION

32

COUNTY~NEW YORK

497

55

Scale: 1" = 400'

Date of Map: 9-24-67

Date of Revision: 3-1-86

TOWN

Section No